An analysis of the housing needs in Nunavut: Nunavut Housing Needs Survey 2009/2010

A working paper prepared by Income Statistics Division, Statistics Canada for the Nunavut Housing Corporation

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1.0 Highlights

The Nunavut Housing Needs Survey (NHNS) is a survey of households in 25 communities in Nunavut, conducted from November 2009 to June 2010. The survey's primary objective was to collect data on the housing needs of Nunavummiut to assist the Government of Nunavut in planning and providing housing.

Housing stock consists mostly of public housing

The 25 communities surveyed contained 9,400 dwellings, of which 8,550 were occupied by usual residents. Most of the housing occupied by Nunavummiut was public housing, which made up slightly more than one-half of the occupied dwellings. The second most common type of housing was owner-occupied dwellings, comprising about 20%.

About one-half of households lived in dwellings that were crowded and/or in need of major repair

The proportion of occupied dwellings that were crowded and/or in need of major repair in the 25 Nunavut communities was 49%. Of all the occupied dwellings, 35% were crowded dwellings, 23% required major repair, and 9% were both crowded and in need of major repair. Of the owner-occupied dwellings, 47% were either crowded and/or in need of major repair (29% crowded, 28% in need of major repair, and 10% both crowded and in need of major repair). Of the public housing dwellings, 63% were either crowded and/or in need of major repair (49% crowded, 26% in need of major repair, and 12% both crowded and in need of major repair). Other types of housing had a lower prevalence of dwellings that were either crowded and/or in need of major repair (22% of government-staff housing and 26% of other types including non-government staff housing, private market rental housing, and other types). However, the number of owner-occupied dwellings and public housing dwellings far outnumbered the other housing types.

If more housing were available, 3,580 groups would move out of dwellings below housing standards

If more housing were made available to people in dwellings below housing standards, 3,580 groups would want to move. Most of the groups would comprise a small number of people: 1,420 would be one-person groups, 490 two-person groups, 510 three-person groups, 430 four-person groups, 310 five-person groups, and 420 six or more-person groups.

Of the 4,030 dwellings below housing standards, 1,270 had residents who did not want to move out; in another 1,480 dwellings, the entire household would move out.

About 1,220 Nunavummiut did not have a usual home and were living temporarily in another person's dwelling

These temporary residents without a usual home elsewhere accounted for 4% of Nunavut's population, or about 1,220 persons at the time of the survey. During the 12 months prior to the time of the survey, 2,730 households helped house temporary residents by allowing them to stay temporarily at their dwelling.

2.0 Introduction

This report presents an analysis of housing needs in Nunavut based on the 2009/2010 Nunavut Housing Needs Survey (NHNS).[1] The NHNS is a survey of households in 25 communities in Nunavut. It was conducted from November 2009 to June 2010 using interviewers hired from Nunavut communities. The survey's primary objective was to collect detailed data on the housing needs of Nunavummiut to assist the Government of Nunavut in planning and providing housing. The survey included questions on the people living in the dwelling and their characteristics, the intent of people to move out of a dwelling if more housing were available, and the physical characteristics of the dwelling. The survey and this report were commissioned by the Nunavut Housing Corporation (NHC).

This report analyses the survey results and presents: a picture of the current housing stock using standard housing indicators (Section 3); an examination of the need for additional housing (Section 4); and a profile of people in need of housing (Section 5).

3.0 Housing stock

In the survey, the housing stock[2] was measured by interviewers. They visited each dwelling to determine if it should be part of the housing stock. There were 9,400 dwellings in Nunavut, of which 8,550 were occupied by usual residents.[3] The remaining 850 dwellings were unoccupied or occupied temporarily by persons who considered their usual residence elsewhere.[4] Table A1 shows the housing stock for each community in Nunavut.

Important factors that help describe the housing stock include how people pay for their dwelling (whether they own or rent), the physical condition of the dwelling, and the space available for the people who live in the dwelling. This section will examine each of these factors and what they say about the housing stock in Nunavut.

3.1 Housing tenure

Housing tenure refers to whether some members of the household own or rent the dwelling. This directly affects housing costs, rights, and obligations. Because of the different benefits and costs for each type of housing tenure, the characteristics of the people living in the various types of dwellings can be quite different. As a result, housing assistance programs must often be tailored to specific housing tenures, since housing needs will differ for occupants of different characteristics. Thus, understanding the specific types of housing tenure is necessary to address each group's unique housing challenges.

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1. See Appendix B for a description of the survey methodology.
2 .The housing stock consists of all dwellings used for habitation regardless of whether they are occupied or not. See Appendix C for a full definition.
3. A dwelling occupied by usual residents refers to a dwelling in which a person or a group of persons is permanently residing. See Appendix C for a full definition.
4. A dwelling occupied solely by temporary and/or foreign residents refers to a dwelling in which all residents reside there at the time of the survey, but have a usual place of residence elsewhere. An unoccupied dwelling refers to a dwelling in which no usual, temporary or foreign resident is living at the time of the survey. See Appendix C for a full definition.

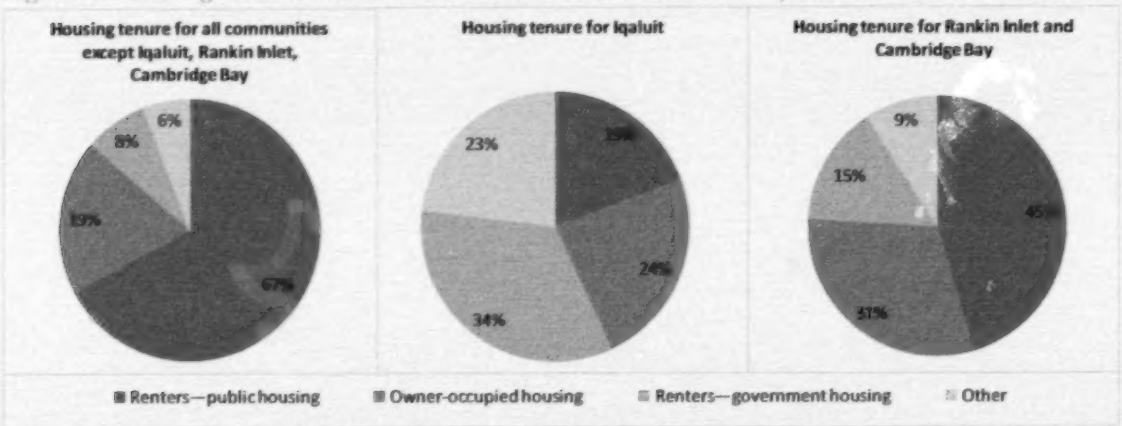
In Nunavut, among the renter-occupied dwellings there are three distinct categories of rental units: public housing, government-staff housing, and other types of rental housing (including non-government staff housing and private market rentals). Public housing dwellings are subsidized rented dwellings managed by the Nunavut Housing Corporation available to Nunavummiut who meet certain eligibility requirements. Government-staff housing dwellings are Government of Nunavut- and Government of Canada-managed or -leased dwellings provided to employees, often with a subsidy. Other types of rental housing include non-government-staff housing, private market rentals, and respondents who indicated an 'other' type of rental. Although the characteristics of people in the 'other' type of housing may be different, they were grouped together for analysis, as they each make up only a small portion of the housing types.

Public housing made up the majority—51%—of the housing stock in Nunavut. Of the 8,550 occupied dwellings, 4,400 were public housing, 1,880 were owner-occupied, 1,350 were government-staff housing, 350 were non-government-staff housing, 340 were private market rentals, and 240 were specified as 'other type of rental' or an unspecified housing tenure (Table A2).

The housing tenure pattern was consistent throughout the communities, except Rankin Inlet, Cambridge Bay, and Iqaluit, which are among the larger communities. Excluding those communities, the typical housing tenure pattern across Nunavut was a majority of public housing (average 67%), followed by owner-occupied dwellings (average 19%), followed by government-staff housing (average 8%), and the other types of housing (average 6%). For Rankin Inlet, Cambridge Bay, and Iqaluit, the proportion of public housing was substantially lower and the other housing categories were higher, particularly government-staff housing (Figure 1). Iqaluit had the smallest proportion of public housing.

The number of government-staff houses and housing that falls into the 'other' category was 10 dwellings or less in most of the communities. No significant conclusions could be drawn on these types of housing for these communities because of the small number. Analysis by government-staff housing at the community level will focus on places with at least 30 government-staff dwellings: Cape Dorset, Igloolik, Iqaluit, Pangnirtung, Pond Inlet, Arviat, Rankin Inlet, Cambridge Bay and Kugluktuk, where there are at least 30 government-staff dwellings.

Figure 1. Housing tenure, various communities in Nunavut, 2009/2010



The socio-demographic profiles of Nunavummiut who live in each type of housing varied. People with less formal education tended to live in public housing. In public housing, 23% of people 15 years or older had a postsecondary degree. In owner-occupied housing, 41% of people had a postsecondary degree. In government-staff housing, 70% had a postsecondary degree. In other types of housing, most of which are non-government-staff housing, 51% of people had a postsecondary degree.

People who were not employed in the week prior to the survey tended to live in public housing. In public housing, 35% of people 15 years or older were employed in the week prior to the survey. In owner-occupied housing, 58% of people were employed in the week prior to the survey. In government-staff housing, 82% of people were employed in the week prior to the survey. In other types of housing, 64% were employed in the week prior to the survey.

Inuit people tended to living in public housing and owner-occupied housing. In public housing, 97% were Inuit; in owner-occupied housing, 84% were Inuit; in government-staff housing, 44%; in other types of housing, 53%.

Overall, the survey demonstrates the dominance of public housing in the housing stock—the 51%—however, owner-occupied housing and government-staff housing also made up an important 38% share of the housing stock. Because the occupants of each type of housing showed different socio-demographic profiles, various housing indicators are examined by housing tenure for a more detailed picture of the housing stock.

3.2 State of housing

Adequacy, suitability, and affordability are common concepts used to gauge the quality of housing in which people live. An adequacy indicator identifies whether a dwelling has properly functioning basic housing services such as heat, water, electricity, and shelter from the elements. A suitability indicator identifies whether a dwelling is crowded based on the space available and the people in the dwelling. An affordability indicator identifies whether household payments are an unmanageable financial burden for the household. The proportion of dwellings that fails on each of these indicators is a measure of the prevalence of housing issues in the area.

These indicators are calculated based on the answers provided by respondents. Thus, this section applies only to dwellings occupied by usual residents. People in dwellings that were unoccupied, or occupied temporarily by people with a usual home elsewhere, did not answer the survey questions. Thus, these unoccupied dwellings were not reflected in the indicator levels for the communities, regions, or Nunavut.

3.2.1 Adequacy

The goal of an adequacy indicator is to determine if a dwelling has properly functioning basic services. The standard approach to measuring adequacy in most surveys is to ask respondents if the dwelling requires major repairs.[5] A dwelling needing major repairs is a sign that some of the basic housing services are not functioning properly: the dwelling is thus said to be 'inadequate.'

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5. The need for major repair is based on the opinion of the respondent and not a professional assessment. See Appendix C for a full definition.

Using this standard adequacy measure, the survey found that 23% of dwellings in Nunavut were classified as inadequate (Table A3). This is slightly higher than observations found in other sources. The 2006 Census of Population showed 20% of dwellings in Nunavut were inadequate in 2006. Statistics Canada's Survey of Household Spending also showed 20% of dwellings in Nunavut were inadequate in 2007. However, regardless of the data source, the proportion of inadequate dwellings is higher in Nunavut than in Canada. The 2006 Census showed 7% of dwellings in Canada were inadequate in 2006; the Survey of Household Spending showed 10% of dwellings in Canada were inadequate in 2007.

Some factors contributing to the difference:

1) The examples used in the NHNS to illustrate the need for major repairs were different: the intention was to make the question specific to Nunavut. Examples of major repairs included in the NHNS, but excluded from the Census or the Survey of Household Spending, are a leaking oil or sewage tank and broken hot water boiler.
2) The NHNS was specifically focused on housing needs, and respondents were told that the results would be used to provide a picture of their housing conditions; the Census and the Survey of Household Spending have broader focuses.
3) Each data source reflects a different year.

Notwithstanding the higher rate of inadequate dwellings in the NHNS compared with other sources, the results identified differences between communities and between different housing tenures. In Nunavut, communities with an above-average prevalence of inadequate dwellings were Hall Beach, 62%; Chesterfield Inlet, 43%; Clyde River, 40%; Cape Dorset, 35%; Gjoa Haven, 35%; Grise Fiord, 32%; Whale Cove, 31%; Kugaaruk, 31%; Arctic Bay, 30%; Taloyoak, 28%; and Arviat, 27%. Communities with a below-average prevalence of inadequate dwellings were Iqaluit, 12%; Kimmirut, 16%; Pangnirtung, 17%; Kugluktuk, 18%; and Pond Inlet, 20%.

The prevalence of inadequate dwellings also differed by housing type. At the Nunavut level, owner-occupied dwellings and public housing had a similar proportion of inadequate dwellings—28% and 26%, respectively. Government-staff housing and the other types of housing had a lower proportion of dwellings that residents deemed inadequate—11% and 13%, respectively.

At the community level, Cape Dorset, Hall Beach, Igloolik, Kimmirut, Pangnirtung, Qikiqtarjuaq, Resolute Bay, and Coral Harbour had higher prevalences of inadequate dwellings in owner-occupied housing compared with public housing. Grise Fiord had a lower prevalence of inadequate dwellings among owner-occupied housing than among public housing. In the other communities, there was no statistical difference in the proportion of inadequate dwellings between owner-occupied and public housing. For government-staff housing, the communities with at least 30 such dwellings all showed a relatively low proportion of inadequate dwellings, ranging from 6% in Igloolik to 13% in both Cape Dorset and Pond Inlet.

3.2.2 Suitability

The goal of a housing suitability indicator is to determine if the living space is appropriate for the size of the household, or if there is crowding. There are two standard measures for suitability. One identifies a dwelling as crowded if there is more than one person per room.[6] The second identifies a dwelling as crowded if there is a shortfall of bedrooms based on the National Occupancy Standard (NOS).[7] A dwelling that is deemed crowded based on the indicator would be considered unsuitable. The Canada Mortgage and Housing Corporation uses the NOS crowding measure: thus, this report will use the NOS measure.

NHNS respondents were asked to provide the number of people who usually live in the dwelling, the age and marital status of each, and the number of bedrooms in the dwelling. These responses were used to calculate the suitability indicator based on the NOS for each dwelling.

In the NHNS, the proportion of unsuitable dwellings in Nunavut, according to the NOS crowding measure, was 35% (Table A3); this is slightly higher than the 2006 Census observation of 31%. Regardless of the data source, the proportion of unsuitable housing was higher in Nunavut than in Canada. The 2006 Census reported 6% of dwellings across Canada were unsuitable in 2006.

The communities with an above-average prevalence of unsuitable dwellings based on the NOS crowding measure were Repulse Bay, 58%; Gjoa Haven, 57%; Arctic Bay, 45%; Taloyoak, 56%; Clyde River, 50%; Hall Beach, 50%; Arviat, 50%; Kugaaruk, 50%; Igloolik, 48%; Pond Inlet, 47%; Coral Harbour, 46%; Baker Lake, 41%; and Sanikiluaq, 40%. The communities with a below-average prevalence were Grise Fiord, 15%; Iqaluit, 20%; Resolute Bay, 21%; Chesterfield Inlet, 24%; Kimmirut, 24%; Pangnirtung, 29%; and Qikiqtarjuaq, 30%.

In the crowded dwellings, the median[8] household size was 6; for uncrowded dwellings, the median was 3. Sixty-two percent of crowded dwellings had a one-bedroom shortfall, 25% had a two-bedroom shortfall, and 13% had a three-or-more-bedroom shortfall (Figure 2).

About half—53%—of respondents in crowded dwellings indicated that the living room was used for sleeping. A small proportion of respondents indicated that other rooms beyond the bedroom and living room, such as kitchen, dining room, or hallways, were used for sleeping.

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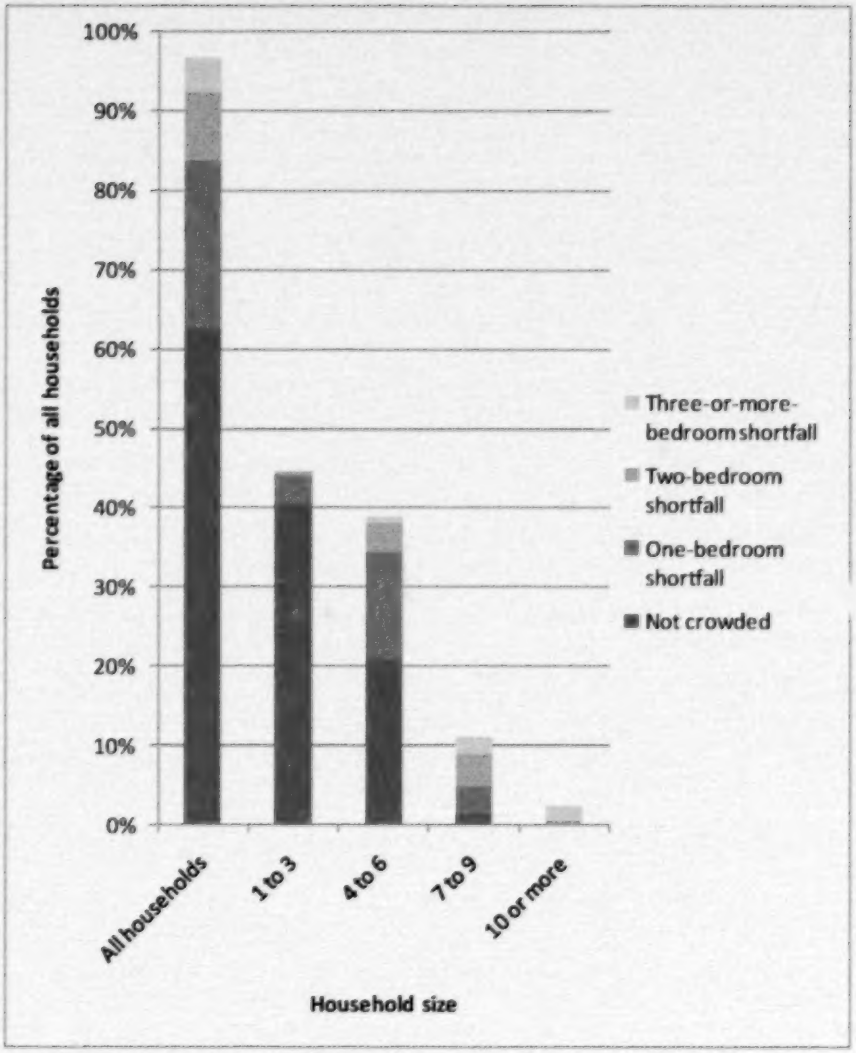
6. Rooms included are kitchens, bedrooms, living rooms and other finished rooms. Excluded are bathrooms, halls, attached sheds, porches or sealift rooms. See Appendix C for a full definition.
7. The National Occupancy Standard (NOS) determines the number of bedrooms needed, taking into consideration the relationships of persons in the household, and compares bedrooms needed to the actual number of bedrooms in a dwelling. See Appendix C for a full definition.
8. If the households are ordered by the size of the household, the median household size corresponds to the middle observation in that ordered list.

Figure 2. Percentage of dwellings which are "unsuitable" by size of bedroom shortfall, Nunavut, 2009/2010



Note: 3% of households did not respond to all questions required to calculate the crowding measure

In Nunavut, crowding was more prevalent among public housing than owner-occupied housing (49% for public housing versus 29% for owner-occupied dwellings). Government-staff housing and other types of housing across Nunavut had a relatively low incidence of crowding at 12% and 15%, respectively.

In most communities, the prevalence of crowding was highest in public housing. Qikiqtarjuaq was the only community where the prevalence of crowding was higher for owner-occupied housing. Clyde River, Iqaluit, Chesterfield Inlet, Whale Cove, Cambridge Bay, and Taloyoak had no statistically significant differences in the prevalence of crowded dwellings between owner-occupied housing and public housing. For government-staff housing, in the communities with at least 30 such units, the prevalence of crowded dwellings ranged from 7% in Cape Dorset to 18% in Pond Inlet and was lower than both public housing and owner-occupied housing.

A note on measuring "affordability"

A third indicator often used to assess the state of housing is the amount a household spends on shelter. This can indicate if a household is burdened financially. The Canada Mortgage and Housing Corporation considers a household to be in an unaffordable housing situation if 30% or more of the household income is spent on shelter.

The proportion of households in Nunavut spending 30% or more of household income on shelter costs was 5.9%, according to the 2006 Census. This is lower than the 6.9% for Canada overall. However, this is in large part owing to the public sector's extensive role in providing housing. In the NHNS, 51% of households were living in public housing and 16% were living in government-staff housing. Public housing and government-staff housing in Nunavut is subsidized by determining rent based on income and other types of subsidies, which keeps shelter costs affordable. In the remaining housing types, housing affordability may be an issue if no subsidies are received.

In the NHNS, housing affordability was not measured. The reason is that shelter costs fluctuate highly, owing to seasonal effects on utilities and government programs gearing rent to income, and are difficult to accurately measure. Thus, housing affordability is not considered in this analysis.

3.2.3 Adequacy and suitability together

Some dwellings failed to meet the suitability standard, according to the NOS crowding measure, while others failed to meet the adequacy standard, based on need of major repairs. If a dwelling is either unsuitable or inadequate—or both—it is said to be 'below housing standards'. Forty-nine percent of Nunavut dwellings were below housing standards: 35% were unsuitable, 23% were inadequate, and 9% were both unsuitable and inadequate (Table A3). The 2006 Census reported 43% of dwellings in Nunavut were below housing standards.

The communities with above-average proportions of dwellings that did not meet housing standards were Hall Beach, 79%; Repulse Bay, 76%; Clyde River, 69%; Gjoa Haven, 69%; Taloyoak, 69%; Kugaaruk, 67%; Arviat, 64%; Arctic Bay, 63%; Whale Cove, 61%; Igloolik, 60%; Coral Harbour, 60%; Cape Dorset, 57%; and Pond Inlet, 57%. Hall Beach, at 33%, Gjoa Haven, 23%, and Clyde River, 21%, were the communities with the highest shares of dwellings that were both unsuitable and inadequate. The communities with below-average proportions of dwellings that did not meet housing standards were Iqaluit, 30%; Resolute Bay, 32%; Kimmirut, 36%; and Pangnirtung, 42%.

Among types of housing, public housing had the highest proportion of dwellings below housing standards, 63%, followed by owner-occupied dwellings, 47%. Government-staff housing and other housing tenures had the lowest proportion—22% and 26%, respectively.

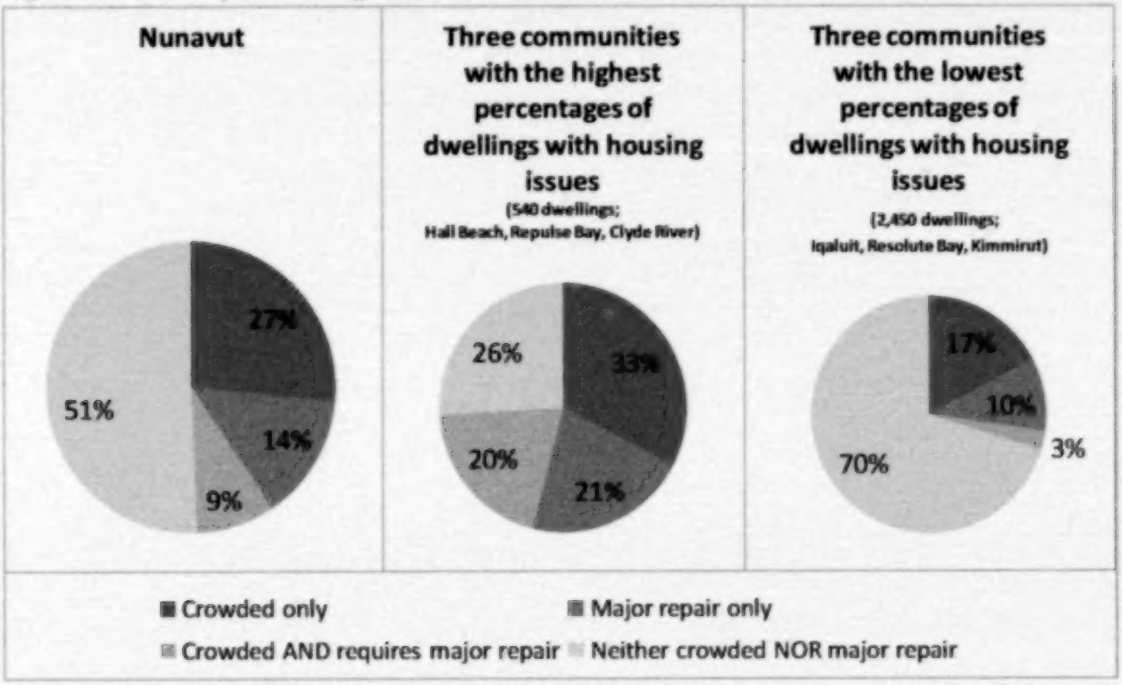
3.3 Summary of housing stock

In Nunavut, 49% of dwellings were below housing standards—they were either inadequate and/or crowded. Crowded dwellings, at 35%, were more prevalent than inadequate dwellings, at 23%.

Owner-occupied dwellings and public housing had the highest proportion of dwellings that did not meet housing standards—47% and 63%, respectively. Government-staff housing and other types of housing had a lower prevalence—22% and 26%, respectively; however, the number of owner-occupied dwellings and public housing far outnumbered the other housing types.

Communities with the highest prevalence of housing issues were Hall Beach and Repulse Bay, with three-quarters of households in dwellings below housing standards. The communities with the lowest prevalence of housing issues were Resolute Bay, Iqaluit, and Kimmirut, with about one-third of households in dwellings below housing standards (Figure 3).

Figure 3. Summary of housing issues, various communities in Nunavut, 2009/2010



4.0 Need for housing

Determining the need for housing in Nunavut is greatly helped by analysing dwelling adequacy and suitability in previous sections. Another useful input to determining housing need is residents' desire to move out. For each person in a household, the respondent was asked if that person would move out if additional housing were available. If the respondent indicated that the person would move out, then the respondent had to indicate with whom that person would move out. Each group that is formed represents a potential new household if more housing was made available.

To aid in analysis, people in a household were put into groups based on the following rules:

1. Groups identified by the respondent each formed a group that would move out.
2. People who were temporary residents without a usual home elsewhere had to be in a group that would move out. If the respondent did not indicate that the temporary resident wanted to move out, it was assumed that the temporary resident would move out on his/her own.
3. People who would choose to stay in the dwelling were put into a group that would not move out.
4. People in a household who were not assigned to a group based on the rules above (individuals who did not respond to the relevant questions) formed one separated group in the household. For this group, the desire to move out was not stated.

To illustrate, the following describes the groups that would be formed under likely scenarios.

1. A household is content with their current dwelling, and no one would move out. In this scenario, one group consisting of all persons in the household would exist. This group would not want to move out.
2. A dwelling consisting of two families is crowded, and the household would like to alleviate the situation by having one family move out. In this scenario, two groups would be formed. One group would remain in the current dwelling and consists of the people who would not move out. The other group would move out and consists of the people in the family that would move out.
3. A dwelling with several adults is crowded, and the household would like to alleviate the situation by having some of them move out into their own separate homes. In this scenario, several groups would be formed. One group would remain in the current dwelling and consist of the people who would not move out. Several other groups would move out, and each group would consist of an adult that wants to move out into separate homes.
4. A dwelling requires major repair and the household would like to move out of the dwelling together. In this scenario, one group would be formed and would consist of everyone in the household. Unlike Situation 1, the group would want to move out.

Thus, the NHNS measures the potential number of households that would exist if additional housing was available.

4.1 Groups that would be formed if additional housing was available

When looking to alleviate the current housing situation, one possibility is to give higher priority for additional housing to the population already living in dwellings below housing standards as defined by this survey. The intent is to examine only those who want to move out because of a housing issue, not just a desire for another house. For example, a dwelling may be in good condition and have ample space for the household; however, respondents may indicate that their adult son or daughter would want to move out.

This section focuses only on groups that want to move out of dwellings that are below housing standards. There were 4,030 dwellings that were below housing standards based on the standards used in this survey. These are the dwellings that are examined in this section.

Out of the 4,030 households living in dwellings that did not meet housing standards, respondents gave one of three possible answers, or outcomes, when asked what they would do if more housing was available. The three outcomes were (Table A4)

1. the household had no desire to move out—32% (1,270 households) of the households below housing standards;
2. everyone would move out of the dwelling, leaving the dwelling empty—37% (1,480 households);
3. some household members would stay in the dwelling; others would move out—25% (990 households).[9]

9. There were also 290 households who did not respond to the section that indicated whether they would move out.

These three outcomes occurred in different proportions for each community. In Igloolik, Kimmirut, Qikiqtarjuaq, and Coral Harbour, 50% or more of households expressed no desire to move out. In Cape Dorset, Grise Fiord, Hall Beach, Pangnirtung, Sanikiluaq, and Kugaaruk, 50% or more of households reported that everyone would move out of the dwelling. In no communities did the majority of households desire the third outcome—some staying, some moving out of the dwelling.

When respondents reported that some or all household members would move out of the dwelling, they indicated the number of groups that would be formed. For example, a two-family household may want to move out into two separate dwellings. From the 1,480 dwellings where everyone would move out and from the 990 dwellings where only some of the household members would move out, a total of 3,580 groups would move out into separate dwellings if additional housing was available. This represents the number of dwellings that would be needed to house the groups moving out of dwellings below housing standards.

The size of the 3,580 groups that would move out would generally be small. There were 1,420 one-person groups, 490 two-person groups, 510 three-person groups, 430 four-person groups, 310 five-person groups, and 420 groups of six or more persons.

By community, Gjoa Haven and Clyde River reported the largest proportions of groups that would move out relative to the existing housing stock in the community. In these two communities, if a new dwelling was required for each group that would move out, the housing stock would have to grow by about 70%. However, existing unoccupied dwellings could be used to accommodate some of the groups that would move out.

4.2 Summary of need for housing

If more housing were made available to people in dwellings below housing standards, 3,580 groups across Nunavut would want to move. Most of the groups would have a small number of people. There would be 1,420 one-person groups, 490 two-person groups, 510 three-person groups, 430 four-person groups, 310 five-person groups, and 420 groups of six or more persons.

Some households living in dwellings below housing standards did not want to move out. Out of the 4,030 dwellings below housing standards, 1,270 had no desire to move out. However, in 1,480 dwellings, the entire household would move out, leaving the dwelling unoccupied.

This measurement of need for additional housing based on respondents' opinions provides information in addition to the traditional housing indicators (adequacy and suitability) to help decide on the number of new dwellings required.

5.0 People in immediate need of housing

About one-half of Nunavummiut indicated a desire to move out of their current dwelling. Within the group of people who wanted to move, a unique subgroup faced an immediate housing need. This unique subgroup was people who temporarily resided at a dwelling but did not have a home elsewhere. This group is the focus of this section.

In the NHNS, respondents were asked to list everyone living in the dwelling who did not have a usual home elsewhere at the time of the survey. Respondents were then asked to identify each of the individuals as a usual resident of the dwelling, or as a temporary resident. The latter group included homeless people who were being temporarily sheltered at the dwellings. It also included friends and relatives who were in transition between dwellings, or who were waiting for a dwelling to become available. The temporary status of the residents was decided by the respondent.

The temporary residents without a usual home elsewhere made up 4% of the population in Nunavut, or about 1,220 persons (Table A5). Most of these residents were in the same dwelling over the entire two-week period before the survey. Also, about 40% of these residents were at the same dwelling six months prior to the survey, and about one-third were at the same dwelling one year prior to the survey. Thus, only a fraction of this group had been living at the dwelling on a short-term basis. Despite being identified by the respondent as a temporary resident, only about 40% (385 out of 970 who were 15 years or older)[10] were on the waiting list for public housing.

The communities with the highest proportion of temporary residents without a home elsewhere are Whale Cove, 10%; Resolute Bay, 7%; and Pond Inlet, 6%.

Respondents were also asked to report whether any temporary residents without a usual home elsewhere had stayed in their dwelling in the previous 12 months. About one-third of households (2,730) in Nunavut had housed at least one temporary resident over the 12 months prior to the time of the survey. Of these households, 660 were housing at least one temporary resident at the time of the survey.

Of the 2,730 dwellings that housed temporary residents in the 12 months prior to the survey, 1,590 were considered below housing standards, 1,210 were unsuitable, and 750 were inadequate (370 were below both housing standards).

10. People younger than 15 years old were not asked if they were on the waiting list for public housing.

6.0 Conclusion

The goal of this analysis was to help assess the current housing stock in Nunavut using standard housing indicators; measure people's desire to move if more housing were available, to help decide the number of new dwellings that need to be built; and measure the number of people living temporarily at a dwelling who did not have a usual home elsewhere.

Using standard housing indicators, the NHNS found that the dwellings occupied by Nunavummiut had a high incidence of inadequate dwellings, 23%, and an even higher incidence of crowding, 35%. Combining the two housing issues, one-half of the dwellings in Nunavut faced at least one housing issue.

The NHNS measured the need for housing based on the respondents' opinions of who would move out if more housing was available. This information, in conjunction with standard housing indicators, identified where the housing issues occurred and where there was potential demand for new housing. There were 4,230 dwellings (49%) that were below housing standards—i.e., that either required major repair and/or were crowded.[11] If more housing were made available to people in dwellings below housing standards, 3,580 groups would choose to move out. Among the groups that would choose to move out of dwellings below housing standards, 40% consisted of one person only.

The communities faced with the largest housing issues were Hall Beach and Repulse Bay, where three-quarters of the households were in dwellings below housing standards. The communities with the largest numbers of groups that would move out as a proportion of the existing housing stock were Clyde River and Gjoa Haven.

The NHNS found that 1,220 Nunavummiut, 4% of the population, did not have a usual home. These people resided temporarily at other people's dwellings at the time of the survey. There were 2,730 households that helped house temporary residents without a usual home elsewhere over the 12 months prior to the survey.

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11. The count of dwellings below housing standards is adjusted from the survey counts to account for non-response dwellings.

Appendix A—Tables

Table A1. Number of dwellings by occupancy status by Nunavut community, 2009/2010

	Total dwellings	Dwellings occupied by usual residents	Dwellings occupied solely by temporary residents with a usual home elsewhere, or unoccupied dwellings[1]				
			Total[2]	Public housing[3]	Government staff housing[3]	Non-government staff housing[3]	Private housing[3]
	number						
Nunavut	**9,400**	**8,550**	**850**	**180**	**220**	**120**	**80**
Qikiqtaaluk	**5,340**	**4,800**	**550**	**100**	**140**	**50[E]**	**40**
Arctic Bay	210	180	30	10	0	0[E]	0[E]
Cape Dorset	390	350	30	10	10	10	10
Clyde River	220	210	0	F	0	0	F
Grise Fiord	60	50	10	0	0	0	0[E]
Hall Beach	170	150	20	10	10	0	0
Igloolik	390	350	40	10	20	0	10
Iqaluit[4]	2,560	2,260	300	F	50[E]	F	F
Kimmirut	130	120	10	0	0	F	0
Pangnirtung	430	380	50	10	30	10	10
Pond Inlet	350	320	30	10	10	10	0[E]
Qikiqtarjuaq	170	150	10	10	0[E]	0	F
Resolute Bay	70	70	10	0	0[E]	0[E]	0[E]
Sanikiluaq	200	190	10	0	0[E]	0[E]	0[E]
Kivalliq	**2,460**	**2,310**	**150**	**20**	**40**	**50**	**20**
Arviat	530	490	40	0[E]	20	10	10
Baker Lake	550	530	20	0[E]	0	10[E]	F
Chesterfield Inlet	110	100	10	F	F	F	F
Coral Harbour	190	180	10	10	0	0	0[E]
Rankin Inlet	800	740	60	F	20[E]	30[E]	10[E]
Repulse Bay	180	170	10	0	0	0	0
Whale Cove	100	90	10	F	0	0[E]	0
Kitikmeot	**1,600**	**1,450**	**150**	**70**	**40**	**20[E]**	**F**
Cambridge Bay	540	480	60	F	20[E]	F	F
Gjoa Haven	230	230	10	0	0	0	0
Kugaaruk	170	150	20	10	0	10	0
Kugluktuk	430	400	30	10[E]	10[E]	F	F
Taloyoak	220	190	40	30	0	0	0

1. A dwelling occupied solely by temporary and/or foreign resident(s) is a dwelling in which all residents live at the time of the survey, but have a usual place of residence elsewhere. An unoccupied dwelling is a dwelling in which no usual, temporary or foreign resident is living at the time of the survey. Unoccupied dwellings may include secondary residences in which no person was present at the residence at the time of the survey. If the person was present at the secondary residence at the time of the survey, the dwelling was classified as solely occupied by temporary residents with a usual home elsewhere. The classification of a dwelling as unoccupied or occupied solely by temporary residents will depend highly on whether a person chose to reside at the secondary residence at the time of the survey.

2. Includes 240 dwellings where the housing category was not known.

3. Housing category for dwellings occupied solely by temporary residents with a usual home elsewhere, or unoccupied dwellings were not reported by the respondent as they were not surveyed. The housing category for these dwellings are obtained from the administrative files used to create the dwelling lists.

4. A sample survey was conducted in Iqaluit; a census was conducted in the other communities. See Appendix B for the survey methodology.

[E] Use with caution. The coefficient of variation is between 16.6% and 33.3%.

F Too unreliable to be published. The coefficient of variation is higher than 33.3%.

Note: Values have been rounded. Values may not add to totals due to rounding.

Table A2. Number of dwellings by housing tenure by Nunavut community, 2009/2010

	Total number of dwellings occupied by usual residents	Owners	Renters—public housing	Renters—government staff housing	Renters—non-government staff housing	Renters—private	Others[1]
	number						
Nunavut	**8,550**	**1,880**	**4,400**	**1,350**	**350**	**340**	**240**
Qikiqtaaluk	**4,800**	**980**	**2,150**	**1,010**	**250[E]**	**250[E]**	**150[E]**
Arctic Bay	180	30	120	10	0[F]	0[F]	0[F]
Cape Dorset	350	50	250	50	0	0	0[F]
Clyde River	210	40	130	F	F	F	20[E]
Grise Fiord	50	20	30	10	0[F]	0	0[F]
Hall Beach	150	20	120	10	0	0[F]	0[F]
Igloolik	350	60	230	40	10	0[F]	0[F]
Iqaluit[2]	2,260	540	440	770	190[E]	210[E]	120[E]
Kimmirut	120	20	80	0[F]	10[E]	F	0[F]
Pangnirtung	380	70	240	40	10	20	0[F]
Pond Inlet	320	60	200	50	0[F]	10	0[F]
Qikiqtarjuaq	150	20	110	10	10[E]	0	0
Resolute Bay	70	20	40	10	0[F]	0[F]	0
Sanikiluaq	190	30	150	10	0	0	0[F]
Kivalliq	**2,310**	**580**	**1,360**	**210**	**50**	**60**	**50**
Arviat	490	130	290	50	10	0	10
Baker Lake	530	120	360	20[E]	F	20[E]	F
Chesterfield Inlet	100	20	70	0[E]	0[E]	0	0
Coral Harbour	180	40	120	0	0[E]	10	10
Rankin Inlet	740	230	320	110	20[E]	30[E]	30[E]
Repulse Bay	170	20	120	10	10	10	0[E]
Whale Cove	90	20	60	10[E]	0[E]	0[E]	0
Kitikmeot	**1,450**	**330**	**900**	**120**	**40[E]**	**F**	**30[E]**
Cambridge Bay	480	140	230	70[E]	F	F	F
Gjoa Haven	230	40	170	10	10	0	10
Kugaaruk	150	30	100	0	10	0	0
Kugluktuk	400	90	250	30	10[E]	10[E]	F
Taloyoak	190	20	140	10	0	0	10

1. Others include renters who indicated "Other" and non-response dwellings.

2. A sample survey was conducted in Iqaluit; a census was conducted in the other communities. See Appendix B for the survey methodology.

E. Use with caution. The coefficient of variation is between 16.6% and 33.3%.

F. Too unreliable to be published. The coefficient of variation is higher than 33.3%.

Note: Values have been rounded. Values may not add to totals due to rounding.

Table A3-1. Number of dwellings that are crowded or require major repairs by housing tenure by Nunavut community, 2009/2010

	Total dwellings				Total owners				Total public housing renters			
	Total number of dwellings occupied by usual residents, 2009/2010	Crowded	Require major repair[1]	Crowded and/or Require major repair[1]	Total number of dwellings occupied by usual residents	Crowded	Require major repair[1]	Crowded and/or Require major repair[1]	Total number of dwellings occupied by usual residents	Crowded	Require major repair[1]	Crowded and/or Require major repair[1]
	number	%			number	%			number	%		
Nunavut	**8,550**	**35**	**23**	**49**	**1,880**	**29**	**28**	**47**	**4,400**	**49**	**26**	**63**
Qikiqtaaluk	**4,800**	**30**	**20**	**44**	**980**	**25**	**28**	**45**	**2,150**	**45**	**25**	**59**
Arctic Bay	180	45	30	63	30	36	32	54	120	52	33	72
Cape Dorset	350	36	35	57	50	15	58	65	250	48	35	63
Clyde River	210	50	40	69	40	56	41[E]	68	130	48	37	69
Grise Fiord	50	15	32	43	20	F	17[E]	25[E]	30	24	40	56
Hall Beach	150	50	62	79	20	37	79	85	120	56	61	82
Igloolik	350	48	22	60	60	49	56	78	230	56	15	65
Iqaluit[3]	2,260	20	17[E]	30	540	20[E]	19[E]	35[E]	440	40[E]	19[E]	52
Kimmirut	120	24	16	36	20	11[E]	39	44	80	31	10	36
Pangnirtung	380	29	17	42	70	18	25	37	240	36	17	49
Pond Inlet	320	47	20	57	60	31	23	45	200	61	21	69
Qikiqtarjuaq	150	30	20	46	20	47	41	82	110	31	13	39
Resolute Bay	70	21	19	32	20	F	38	38	40	31	18	39
Sanikiluaq	190	40	24	52	30	24	29	33	150	47	24	58
Kivalliq	**2,310**	**41**	**25**	**56**	**580**	**31**	**28**	**49**	**1,360**	**52**	**26**	**65**
Arviat	490	50	27	64	130	39	31	58	290	62	27	74
Baker Lake	530	41	22	53	120	28	24	45	360	48	24	58
Chesterfield Inlet	100	24	43	54	20	33[E]	50	61	70	24	42	54
Coral Harbour	180	46	24	60	40	26	36	54	120	57	18	67
Rankin Inlet	740	32	23	46	230	24	27	42	320	48	28	61
Repulse Bay	170	58	24	76	20	51	31	71	120	69	23	84
Whale Cove	90	42	31	61	20	53	18[E]	59	60	45	32	65
Kitikmeot	**1,450**	**43**	**27**	**58**	**330**	**37**	**25**	**52**	**900**	**52**	**30**	**68**
Cambridge Bay	480	35	31	57	140	36[E]	F	51[E]	230	48	41	75
Gjoa Haven	230	57	35	69	40	53	34	63	170	61	39	75
Kugaaruk	150	50	31	67	30	48	31	67	100	55	29	68
Kugluktuk	400	34	18	46	90	21[E]	21[E]	38	250	45	18	54
Taloyoak	190	56	28	69	20	57	29	76	140	61	28	73

1. The need for major repair is based on the opinion of the respondent.

2. Other housing tenure includes non-government staff housing, private market rental housing, all other types of rental housing, and unstated tenures.

3. A sample survey was conducted in Iqaluit; a census was conducated in the other communities. See Appendix B for the survey methodology.

Note: Percentage of dwellings crowded/requiring major repair is based on those who responded to all of the relevant questions in the survey used to calculate the indicators.

E. Use with caution. The coefficient of variation is between 16.6% and 33.3%.

F. Too unreliable to be published. The coefficient of variation is higher than 33.3%.

x. Suppressed for confidentiality.

Note: Values have been rounded. Values may not add to totals due to rounding.

Table A3-2. Number of dwellings that are crowded or require major repairs by housing tenure by Nunavut community, 2009/2010

	Total dwellings				Total government staff housing renters				Total other[2]			
	Total number of dwellings occupied by usual residents	Crowded	Require major repair[1]	Crowded and/or Require major repair[1]	Total number of dwellings occupied by usual residents	Crowded	Require major repair[1]	Crowded and/or require major repair[1]	Total number of dwellings occupied by usual residents	Crowded	Require major repair[1]	Crowded and/or Require major repair[1]
	number	%			number	%			number	%		
Nunavut	**8,550**	**35**	**23**	**49**	**1350**	**12**[E]	**11**[E]	**22**	**930**	**15**[E]	**13**	**26**
Qikiqtaaluk	**4,800**	**30**	**20**	**44**	**1010**	**13**[E]	**11**[E]	**22**	**660**	**14**[E]	**9**[E]	**23**[E]
Arctic Bay	180	45	30	63	10	40	29	51	10	x	x	x
Cape Dorset	350	38	35	57	50	7	13	20	10	x	x	x
Clyde River	210	50	40	69	F	x	x	x	40	40[E]	48[E]	61[E]
Grise Fiord	50	15	32	43	10	x	x	x	0	x	x	x
Hall Beach	150	50	62	79	10	x	x	x	0	x	x	x
Igloolik	350	48	22	60	40	12	6[E]	15	10	0	27	27
Iqaluit[3]	2,260	20	12[E]	30	770	12[E]	F	21[E]	520	F	F	F
Kimmirut	120	24	16	36	0[E]	x	x	x	10	x	x	x
Pangnirtung	380	29	17	42	40	12	9[E]	20	30	16	11[E]	26
Pond Inlet	320	47	20	57	50	18	13	28	10	18[E]	21[E]	42
Qikiqtarjuaq	150	30	20	46	10	x	x	x	10[E]	x	x	x
Resolute Bay	70	21	19	32	10	x	x	x	0	x	x	x
Sanikiluaq	190	40	24	52	10	x	x	x	10	x	x	x
Kivalliq	**2,310**	**41**	**25**	**56**	**210**	**14**[E]	**12**[E]	**25**	**160**	**18**	**22**	**33**
Arviat	490	50	27	64	50	16	10	27	20	26	42	57
Baker Lake	530	41	22	53	20[E]	x	x	x	30[E]	26[E]	F	31[E]
Chesterfield Inlet	100	24	43	54	0[E]	x	x	x	0[E]	x	x	x
Coral Harbour	180	46	24	60	0	x	x	x	10	14	21	21
Rankin Inlet	740	32	23	46	110	17[E]	F	26[E]	80	F	F	23[E]
Repulse Bay	170	58	24	76	10	x	x	x	10	23	32	55
Whale Cove	90	42	31	61	10[E]	x	x	x	0[E]	x	x	x
Kitikmeot	**1,450**	**43**	**27**	**58**	**120**	**F**	**F**	**F**	**100**	**14**	**27**[E]	**37**[E]
Cambridge Bay	480	35	31	57	70[E]	F	F	F	F	0	F	F
Gjoa Haven	230	57	35	69	10	x	x	x	10	40	11[E]	40
Kugaaruk	150	50	31	67	0	x	x	x	10	25	33	50
Kugluktuk	400	34	18	46	30	F	F	F	20[E]	0	F	F
Taloyoak	190	56	28	69	10	x	x	x	20	37	38	63

1. The need for major repair is based on the opinion of the respondent.

2. Other housing tenure includes non-government staff housing, private market rental housing, all other types of rental housing, and unstated tenures.

3. A sample survey was conducted in Iqaluit; a census was conducted in the other communities. See Appendix B for the survey methodology.

Note: Percentage of dwellings crowded/requiring major repair is based on those who responded to all the relevant questions in the survey used to calculate the indicators.

E. Use with caution. The coefficient of variation is between 16.6% and 33.3%.

F. Too unreliable to be published. The coefficient of variation is higher than 33.3%.

x. Suppressed for confidentiality.

Note: Values have been rounded. Values may not add to totals due to rounding.

Table A4. Number of dwellings below housing standards by groups moving out by Nunavut community, 2009/2010

	Crowded and/or requiring major repair[1]					
	Number of dwellings occupied by usual residents	Number of dwellings where no one moves out	Number of dwellings where everyone moves out	Number of dwellings where some stays but others move out	Not stated	Number of groups that would move from dwellings that are crowded and/or require major repair[2]
	number					
Nunavut	**4,030**	**1270**	**1480**	**990**	**290**	**3580**
Qikiqtaaluk	**1,970**	**610**	**790**	**420**	**140**	**1760**
Arctic Bay	110	40	50	20	10[E]	110
Cape Dorset	200	40	130	20	10	200
Clyde River	150	30	80	30	10[E]	150
Grise Fiord	20	0	20	0	0[E]	20
Hall Beach	120	20	70	20	10	110
Igloolik	210	110	20	50	30	80
Iqaluit[3]	600	190[E]	210[E]	150[E]	F	610[E]
Kimmirut	40	20	0[E]	10	0[E]	20
Pangnirtung	160	50	90	20	0[E]	150
Pond Inlet	180	40	70	60	10	200
Qikiqtarjuaq	70	50	0	20	F	20
Resolute Bay	20	0[E]	10	10	0	30
Sanikiluaq	100	20	60	10	10	80
Kivalliq	**1,240**	**430**	**380**	**330**	**90**	**1030**
Arviat	310	90	120	90	10	310
Baker Lake	270	100	80	60	30	220
Chesterfield Inlet	60	10[E]	30	10[E]	10[E]	50
Coral Harbour	110	60	20	30	0[E]	70
Rankin Inlet	330	140	70	90	20[E]	220
Repulse Bay	120	30	40	30	10	100
Whale Cove	50	20	20	20	10[E]	50
Kitikmeot	**820**	**220**	**310**	**240**	**50[E]**	**790**
Cambridge Bay	260	60[E]	100[E]	80[E]	F	270[E]
Gjoa Haven	150	20	80	40	10	170
Kugaaruk	100	20	60	20	0	110
Kugluktuk	180	60	40	60	20[E]	140
Taloyoak	130	60	30	40	0	110

1. The need for major repair is based on the opinion of the respondent.

2. Refers to groups that would move out of the dwelling if more housing was available to those in unsuitable or inadequate housing. These groups include situations where no one remains in the current dwelling, and where the groups move out but others remains in the current dwelling.

3. A sample survey was conducted in Iqaluit; a census was conducted in the other communities. See Appendix B for the survey methodology.

E. Use with caution. The coefficient of variation is between 16.6% and 33.3%.

F. Too unreliable to be published. The coefficient of variation is higher than 33.3%.

Note: Values have been rounded. Values may not add to totals due to rounding.

Table A5. Number of persons and dwellings with temporary residents without a usual home elsewhere by Nunavut community, 2009/2010

	Total population in occupied private dwellings	Persons that are temporary residents without a home elsewhere	Total number of dwellings occupied by usual residents	Dwellings with a temporary resident without a home elsewhere	Dwellings without temporary residents without a usual home elsewhere but had some in the last 12 months	Dwellings without any temporary residents without a usual home elsewhere in the last 12 months
	number	%	number	%		
Nunavut	**33,980**	**4**	**8,550**	**8**	**24**	**68**
Qikiqtaaluk	**17,720**	**3**	**4,800**	**7**	**25**	**68**
Arctic Bay	890	4	180	11	26	63
Cape Dorset	1,400	1	350	3	36	61
Clyde River	1,060	4[E]	210	8[E]	31	61
Grise Fiord	140	F	50	F	23	75
Hall Beach	750	0[F]	150	1[E]	30	69
Igloolik	1,700	2	350	6	40	55
Iqaluit[1]	6,740	5[E]	2,260	9[E]	23	69
Kimmirut	430	1[E]	120	2[E]	13	85
Pangnirtung	1,440	1	380	2	17	81
Pond Inlet	1,570	6	320	17	34	49
Qikiqtarjuaq	560	3[E]	150	6	12	82
Resolute Bay	230	7	70	12	16	72
Sanikiluaq	820	1	190	3	15	82
Kivalliq	**10,040**	**4**	**2,310**	**8**	**22**	**70**
Arviat	2,310	4	490	7	13	79
Baker Lake	2,300	3[E]	530	6	18	76
Chesterfield Inlet	360	2[E]	100	6[E]	25	69
Coral Harbour	860	5	180	8	26	66
Rankin Inlet	2,870	4[E]	740	8	29	64
Repulse Bay	950	3	170	8	23	68
Whale Cove	380	10	90	20	23	56
Kitikmeot	**6,220**	**4[E]**	**1,450**	**9**	**26**	**66**
Cambridge Bay	1,890	F	480	11[E]	26[E]	64
Gjoa Haven	1,150	3	230	9	25	66
Kugaaruk	770	2	150	4	18	78
Kugluktuk	1,510	4	400	10	28	62
Taloyoak	900	2	190	4	28	68

1. A sample survey was conducted in Iqaluit; a census was conducted in the other communities. See Appendix B for the survey methodology.

Note: Percentages are based on those who responded to all of the relevant questions used to calculate the indicator.

E: Use with caution. The coefficient of variation is between 16.6% and 33.3%.

F: Too unreliable to be published. The coefficient of variation is higher than 33.3%.

Note: Values have been rounded. Values may not add to totals due to rounding.

Appendix B—Survey Methodology

Background

In 2009, the Nunavut Housing Corporation (NHC) commissioned the Nunavut Bureau of Statistics (NBS) and Statistics Canada to undertake a Nunavut-wide housing needs survey. Statistics Canada and the NBS formed a partnership: the NBS would collect the data under the *Nunavut Statistics Act* and manage data-collection activities, including the hiring and training of survey interviewers and collection monitoring, from a northern base. Statistics Canada's role was to provide technical assistance to the NBS throughout the survey-development and collection-processes, and to process and analyse the survey results.

Objectives

The objectives of the Nunavut Housing Needs Survey are to collect detailed data on the housing needs of Nunavummiut, quantify and identify the factors related to Nunavut's housing shortage, provide communities with information on their housing conditions, and help the Government of Nunavut plan and provide for the housing needs of Nunavummiut.

Target population

The target population consisted of all residential dwellings in the 25 communities in Nunavut (excluding small settlements and isolated outpost camps). Dwellings housing only temporary residents who had a usual home elsewhere and unoccupied dwellings at the time of the interview were not surveyed. Collective dwellings (e.g., jails, group homes, shelters) were also excluded from the survey.

The survey was conducted in person, using a paper questionnaire. One adult in each dwelling responded to the survey on behalf of all household members.

Survey design

The original plan had been to conduct a census in all 25 communities. Mid-way through collection, however, the decision was made to select a sample in Iqaluit because of difficulties in hiring interviewers and because a low response rate was causing concerns about the ability to complete the survey in that community within the available time. The sampling fraction in Iqaluit was 36%.

Response rate

The final response rate (the number of responding dwellings as a fraction of all dwellings occupied by usual residents in Nunavut) was 79%. Response rates were lower in larger communities such as Iqaluit, Rankin Inlet and Cambridge Bay. Excluding those communities, the final overall response rate for the remaining communities was 87%.

Response Rates for the 2009/2010 Nunavut Housing Needs Survey by Nunavut community

	Response rate (%)
Nunavut	**79**
Qikiqtaaluk	**85**
Arctic Bay	86
Cape Dorset	94
Clyde River	73
Grise Fiord	88
Hall Beach	96
Igloolik	94
Iqaluit	69
Kimmirut	87
Pangnirtung	91
Pond Inlet	90
Qikiqtarjuaq	87
Resolute Bay	89
Sanikiluaq	91
Kivalliq	**76**
Arviat	90
Baker Lake	72
Chesterfield Inlet	79
Coral Harbour	95
Rankin Inlet	61
Repulse Bay	92
Whale Cove	83
Kitikmeot	**71**
Cambridge Bay	44
Gjoa Haven	93
Kugaaruk	99
Kugluktuk	69
Taloyoak	97
Nunavut not including Iqaluit, Rankin Inlet and Cambridge Bay	**87**

Notes

The response rate is determined by calculating the number of responding dwellings as a fraction of all dwellings occupied by usual residents in Nunavut. This response rate is calculated using only the dwellings occupied by usual residents. Vacant dwellings and dwellings occupied only by temporary/foreign residents are excluded from this calculation.

In the NHNS, a dwelling is considered as a respondent when it has been identified as a dwelling occupied by usual residents and a questionnaire has been completed for that dwelling. Dwellings occupied only by temporary residents with a usual home elsewhere were not included in the response rate, since a full questionnaire was not suppose to be completed.

The total number of dwellings is taken from the NHNS dwelling list ,which was based on administrative residential files and updated in the field by interviewers.

Appendix C—Definitions

This section outlines concepts and definitions used in the analysis.

Adequacy: Whether a dwelling adequately provides basic housing services such as water, heat, electricity and shelter. The standard approach used in surveys to measure adequacy is to ask if the dwelling requires major repair. A dwelling that requires major repair does not meet the adequacy standard. The need for major repair refers to problems such as defective plumbing or electrical wiring, leaking oil or sewage tank, or broken hot water boiler.

The need for major repair is solely based on the opinion of the respondent. Thus, the adequacy indicator reflects respondents' perceptions. A 1988 study, entitled "Need for repair: An evaluation of alternative question phrasing," discussed the data quality of respondent-provided assessment of the need for major repair. The study showed a correlation between the respondent indication of need for major repair and an actual need for major repair. For the misclassifications, respondents tended more to indicate major repairs when it was only minor.

Below housing standards: Dwellings that do not meet suitability standards and/or adequacy standards.

Dwelling: A set of living quarters designed for or converted for human habitation, in which a person or group of persons reside or could reside. A dwelling must have a source of heat or power, and must be an enclosed space that provides shelter from the elements, as evidenced by complete and enclosed walls and roof and by doors and windows that provide protection from wind, rain and snow.

Dwelling occupancy: The occupancy of a dwelling may be classified as unoccupied, occupied solely by temporary and/or foreign residents, and occupied by usual residents.

- An *unoccupied/vacant dwelling* is a dwelling in which no usual, temporary or foreign resident is living at the time of the survey. Unoccupied dwellings may include secondary residences in which no person was present at the residence at the time of the survey. If the person was present at the secondary residence at the time of the survey, the dwelling was classified as solely occupied by temporary residents with a usual home elsewhere. The classification of a dwelling as unoccupied or occupied solely by temporary residents will depend highly on whether a person chose to reside at the secondary residence at the time of the survey.
- A *dwelling occupied solely by temporary and/or foreign residents with a usual home elsewhere* is a dwelling in which all occupants have a usual place of residence elsewhere. A foreign resident is a person whose usual place of residence is outside Canada.
- *Dwelling occupied by usual residents* is a dwelling in which a person or a group of persons is permanently residing, or a dwelling in which the residents have no usual home elsewhere. Also included are dwellings whose usual residents are temporarily absent but expect to return to the dwelling. Questionnaires were completed only for dwellings occupied by usual residents, rather than for unoccupied dwellings or dwellings occupied solely by foreign and/or temporary residents with a usual home elsewhere.

Group in a household: A group of one or more persons in the household that would move together into another dwelling if more housing were available, or a group that would stay together in their current dwelling. These groups can represent a potential new household if more housing becomes available. The

number of such groups is an indicator for the potential housing demand. Survey respondents were asked to identify groups of people in the household who would want to move out if more housing was available.

Household: A household is a person or a group of persons (other than foreign residents or temporary residents) who occupy a dwelling and do not have a usual place of residence elsewhere.

Housing stock: All dwellings used for habitation, whether they are occupied or not. Collective dwellings, such as hotels, are not part of the survey, and are not counted in the housing stock.

Housing tenure: Refers to whether some member of the household owns or rents the dwelling. Housing tenure falls into two categories, owned and rented. Among the rented dwellings, there are several distinct subgroups. Rented dwellings can be classified as public housing rental units, which are subsidized rented dwellings managed by the Nunavut Housing Corporation and available to Nunavummiut that meet certain eligibility requirements. It can be Government of Nunavut staff housing, Government of Canada staff housing, or another employer-provided housing unit that is provided to employees, often with a subsidy. There can be private market rental units.

National Occupancy Standard (NOS): Determines the number of bedrooms needed taking into consideration the relationships of persons in the household, and compares that to the actual number of bedrooms in a dwelling. Dwellings where there is a shortfall of bedrooms are considered crowded. The bedroom requirements are determined using the following criteria: there can be no more than two persons per bedroom; parents are eligible for a bedroom separate from their children; household members aged 18 or over are eligible for a separate bedroom unless married or common-law; and dependants aged five or more of the opposite sex do not share a bedroom.

The NHNS did not identify to whom a person was married or with whom the person was in a common-law relationship, unless that person or the spouse was the respondent to the questionnaire. Thus, to calculate the NOS based suitability measure, it was necessary to assume that, in a household containing an even number of spouses, the spouses were in a relationship with someone in the household. If the number of spouses was not even, it was assumed that all except one were in a relationship with someone else in the household.

Rooms: Enclosed areas in a dwelling that are finished and suitable for year-round living. Rooms include the kitchen, bedrooms, living room and other finished rooms. Not included as rooms are bathrooms, halls, attached sheds, porches or sealift room.

If a room is partly divided by a fixed or movable partition, or has two distinct parts used for different purposes, such as an L-shaped kitchen and living room, respondents were instructed to count it as two separate rooms.

Suitability: Whether sufficient space is available for the people in the dwelling so that the dwelling is not crowded. There are two standard measure of crowding: one identifies a dwelling as crowded if there is more than one person per room. Another measure identifies a dwelling as crowded if there is a shortfall of bedrooms where the required number of bedrooms is based on the National Occupancy Standard (NOS). This analysis uses the NOS-based measure.

Temporary resident without a usual home: A person that is not a permanent resident of dwelling but has no other dwelling in which they may be counted. Temporary residents without a usual home elsewhere were counted at the dwelling in which they were found at the time of the survey. These should not be confused with temporary residents with a usual home elsewhere, such as visiting guests, who are not counted at the dwelling but are counted at their usual residence.